

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Waller at 8:00 p.m. on March 23, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL (taken at 7:45 p.m.)

Present:

Lynn Drake-Batts
Thomas Strat
David T. Waller
Wayne Wright

Absent:

Gary Chamberlain
Fazal Khan
Lawrence Littman
Robert Schultz
Mark J. Vleck

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Chair Waller declared to delay calling the meeting to order until 8:00 p.m.

ROLL CALL (taken at 8:00 p.m.)

Present:

Gary Chamberlain (arrived 9:00 p.m.)
Lynn Drake-Batts
Robert Schultz (arrived 8:00 p.m.)
Thomas Strat
David T. Waller
Wayne Wright

Absent:

Fazal Khan
Lawrence Littman
Mark J. Vleck

Motion to Excuse Absent Members – Refer to page 2.

2. MINUTES

Resolution # PC-2004-03-035

Moved by: Wright

Seconded by: Drake-Batts

RESOLVED, To approve the March 2, 2004 Special/Study Meeting minutes as published.

Yes: Drake-Batts, Schultz, Strat, Waller, Wright

No: None

Absent: Chamberlain, Khan, Littman, Vleck

MOTION CARRIED

Mr. Strat requested that the March 9, 2004 minutes reflect his concerns with respect to the proposed Hidden Forest Site Condominium project providing only one emergency vehicle access in relation to its proposed 34 condominium units.

Resolution # PC-2004-03-036

Moved by: Wright
Seconded by: Strat

RESOLVED, To approve the March 9, 2004 Regular Meeting minutes as amended.

Yes: Drake-Batts, Strat, Waller, Wright
No: None
Abstain: Schultz
Absent: Chamberlain, Khan, Littman, Vleck

MOTION CARRIED

Motion to Excuse Absent Members

Resolution # PC-2004-03-037

Moved by: Wright
Seconded by: Strat

RESOLVED, That Messrs. Khan, Littman, and Vleck be excused from attendance at this meeting.

Yes: Drake-Batts, Schultz, Strat, Waller, Wright
No: None
Absent: Chamberlain (arrived 9:00 p.m.), Khan, Littman, Vleck

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

4. PLANNING AND ZONING REPORT

Mr. Miller reported on the following:

- Sidewalks – Future study session discussion item to include sidewalk width and thickness, authority to waive sidewalk and/or required width of sidewalk, and construction of sidewalks for City development projects.
- Saleen Facility Tour – Determination of date to reschedule the tour.

- City Manager attendance at April 6, 2004 Special/Study Meeting – Discussion on ZOTA 182 (R1-T Districts), ZOTA 199 (Site Plan Review) and ZOTA 203 (Planning Commission Article II, Repeal of Chapter 40).
- Master Thoroughfare Plan – Review of right-of-way designations.
- Delivery of Planning Commission meeting packets.

5. BOARD OF ZONING APPEALS REPORT

Mr. Schultz reported on the March 16, 2004 BZA meeting.

K-Mart, 100 E. Maple

The BZA granted an outdoor display of plant material during the months of April through July.

2949 Vineyards

The BZA granted relief of the rear yard setback to construct an enclosed swimming pool addition.

2637 E. Square Lake (Evanswood)

The BZA granted relief of the future thoroughfare plan right of way setback to construct a single family home.

2805 Ranieri

The BZA tabled the request for relief of a rear yard setback to construct a patio enclosure addition.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the following item discussed at the March 17, 2004 DDA meeting.

- Request for Qualifications – Big Beaver Corridor Study

7. SUB-COMMITTEE REPORTS

Tree Preservation / Landscaping / Walls

No report.

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA #202) – Article 28.30.02
Outside Storage of Commercial & Recreational Vehicles in Self Storage Facilities

and
9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA #204) – Article 28.00.00
Outside Storage of Commercial & Recreational Vehicles in Required Off Street
Parking in the M-1 District

Mr. Miller presented a summary of the Planning Department report on outside storage of commercial and recreational vehicles. Research conducted by the Planning Department shows no businesses advertising the outdoor storage of commercial or recreational vehicles. Mr. Miller noted that business owners have not been notified the City is considering amendments to the zoning ordinances.

Mr. Miller presented overhead plans and briefly reported on the following mini-warehouse sites.

- Secured Storage Systems, 1485 Maple Way
- Snell Storage, 1205 Rochester Road
- Shurgard Storage Center, 1315 Chicago Road
- Shurgard Storage Center, 2821 Industrial Row
- E Z Mini Storage, 1320 E. Big Beaver Road
- Public Storage, 1404 E. Big Beaver Road
- Mini U Storage, 262 E. Maple Road
- Shurgard Storage Center, 322 E. Maple Road
- Storage USA, 1150 Coolidge

Mr. Miller presented photographs and maps for the following parcels that appear to offer outdoor storage potential.

- Site on Souther
- Site on Badder
- Site on Elmsford

(Mr. Chamberlain entered meeting at 9:00 p.m.)

General discussion followed with respect to notification to business owners and appropriate “number crunching” information to provide them, researching property size calculations in relation to the size of retention/detention ponds, and providing City Council with an interim progress report.

The Planning Department was commended on a job well done.

Resolution # PC-2004-03-038

Moved by: Schultz

Seconded by: Wright

RESOLVED, That the Planning Department put together an interim report regarding ZOTA #202 and ZOTA #204 relating to outside storage of commercial and recreational vehicles in self-storage facilities in M-1 districts and forward to City Council as a green informational item, inclusive of the visual aids, so that City Council can be made aware of the progress.

Yes: Drake-Batts, Schultz, Strat, Waller, Wright

No: None

Absent: Chamberlain, Khan, Littman, Vleck

MOTION CARRIED

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA #205) – Articles 39.70.02 and 39.80.02 Landscape Requirements within the Required 10-Foot Wide Greenbelt

Mr. Savidant presented a summary of the Planning Department report for the proposed ZOTA #205. Mr. Savidant reviewed the formula based on caliper inches for non-residential and residential greenbelts, as proposed by the Parks & Recreation Department. He stated that the caliper inch formula provides more flexibility in determining the number of trees within a greenbelt. He also noted the caliper inch formula does not require the subtraction of the width of an entry drive in the calculation which would reduce the number of trees within the greenbelt. Mr. Savidant confirmed that the City's Tree Preservation Plan would incorporate any applicable zoning ordinance text amendment.

Mr. Miller said that, from a planning standpoint, landscape plans should be a part of the site plan approval process.

Chair Waller emphasized that language in the Tree Preservation Plan should be reviewed to establish a policy relating to tree preservation commitments by developers for proposed developments.

Mr. Chamberlain said he does not agree with the caliper inch formula as proposed by the Parks & Recreation Department and that the proposed language he suggested more adequately addresses the issue. Mr. Chamberlain said developers of small projects would choose to plant one to two inch caliper trees to keep their costs down and the smaller trees would die twenty years down the line. Mr. Chamberlain clearly expressed his viewpoint that conifers and flowering trees should not be permitted with the required greenbelt.

Mr. Wright agreed with Mr. Chamberlain in terms of the cost for larger caliper trees.

Mr. Schultz stated the caliper inch formula would allow a developer to meet the ordinance requirement with an existing tree of a large caliper, and then no additional trees would be required within the right of way.

Chair Waller announced that Ron Hynd, the City's Landscape Analyst, is scheduled to attend the April 27, 2004 Special/Study Meeting, at which time the proposed formula for greenbelt areas could be discussed, as well as other concerns and issues; i.e., the City's policy on waiving landscape requirements.

Chair Waller requested a recess at 9:23 p.m.

The meeting reconvened at 9:28 p.m.

11. ORDINANCE REVISION DISCUSSION – Special Use Approvals (ZOTA #197)

Mr. Savidant reported briefly on the Schedule of Uses table for residential, non-commercial and non-industrial districts. Mr. Savidant said it is the intent of the Planning Department to incorporate the Schedule of Uses table in the Zoning Ordinance because it is user-friendly.

Mr. Chamberlain, chair of the Special Use Approval sub-committee, suggested that the Commission revisit the Schedule of Uses table, noting that there has been significant membership turnover in the Commission since the sub-committee reviewed the matter in 2002. Mr. Chamberlain noted that at that time the Commission as a whole body agreed with the sub-committee's recommendations.

Mr. Miller cited specific Special Use examples in the City.

It was the consensus of the Commission to move forward with the matter for further review and discussion at a future meeting. Also, the Planning Department will provide the Commission with an overview of the changes agreed to by the Commission at that time.

12. BY-LAWS – Planning Commission Resolution # PC-2004-02-026 regarding Regular, Study and Special Meetings

Mr. Savidant presented a summary of the proposed revisions to the By-laws and Rules of Procedure of the Planning Commission with respect to Regular, Study and Special Meetings.

There was discussion on how the proposed changes to the By-Laws relate to the Open Meetings Act.

The Planning Department noted suggestions and revisions to the proposed By-law changes and will provide a revised copy for review at a future meeting.

13. PLANNING COMMISSION WORK PROGRAM

This item was not discussed.

14. JOINT COMMITTEE SELECTION

Chair Waller reported that a resolution has not been reached with the City Manager with respect to duties, responsibilities, procedures, and the scheduling of meetings for the Joint Committee; therefore, the item would be discussed at a later date.

15. PUBLIC COMMENT – Items on Current Agenda

Ms. Drake-Batts opened a discussion on conflicts of interest and the rules and procedures that should be followed.

Mr. Motzny reported that any matter of pecuniary or monetary gain to a member would be considered a conflict of interest. He noted that the Commission has not established a set policy to follow.

Mr. Wright said that historically should a member divulge a conflict of interest, the body voted whether or not the member should have a vote on the matter. If it was determined that the member should not vote on the matter, it was customary for the member to leave the room during the discussion.

Mr. Miller said he would provide copies of a previous edition of the *Planning and Zoning News* that was dedicated to conflicts of interest.

GOOD OF THE ORDER

Mr. Schultz asked if the Planning Department could provide a development update on recently approved projects.

The request was noted by the Planning Department.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 10:10 p.m.

Respectfully submitted,

David T. Waller, Chair

Kathy L. Czarnecki, Recording Secretary

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